



Building Consistency Meeting

Residential

Date 11/04/2015 Recorder and minutes prepared by: Jay Garbus/Lon McSwain

Staff present: On File

Public present: Terry Cleary; Brandon Burgin; Brian Hall; David Schwierman; Ryan Meeuwsen; Alan McGee

1. What defines unheated square footage on a permit – Working on what it is and checking with other jurisdictions on how they are handling it. This includes screen porches, decks, attics and utility room.
2. Helical pier foundation repairs – Mecklenburg County has a code interpretation on what is required for residential. Will require a permit to do the work for both residential and commercial. An Engineer to sign off on the work done when completed.

CODE



INTERPRETATION

MECKLENBURG COUNTY

Building Code Enforcement

CODE: 2012 NC RESIDENTIAL CODE

SUBJECT: ENGINEERED FOOTER/FOUNDATION AND REPAIRS

REVIEWED: RESIDENTIAL CONSISTENCY TEAM

Question:

What information and inspections are required for engineered footer/foundations and repairs such as helical piers, caissons, piles, etc.

Code reference:

Section R301.1.3 & NC Administrative Code and Policies section 105 Alternate Material, Design or Methods.

Answer:

1. **Footer inspection-** At time of footer inspection an engineering design letter will be required to be on site for field inspector to review which shall be collected and placed on file with the permit. For Helical piers an ICC evaluation report will be required on that specific product and its usage.
2. **Final inspection-** When all work is completed a final inspection will be conducted and an engineer's letter that signs off on the completed installation shall be on site for inspector to review and collect. In addition the grade around the structure will be reviewed to verify that positive drainage is still provided around structure.

Note: Mecklenburg County policy and the administrative code require the inspector to make a site visit to determine the inspection sequence required for engineered footing and foundations as each job is unique. This must occur for both repairs and new construction. The need for additional inspection trips to verify compliance with engineering design of alternate method or material being used should be reviewed with the inspector during the initial footing inspection. Work should not be concealed without inspections approval.



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3. Code Administrator transition – Lon McSwain is retiring the end of November and Jeff Vernon, Plans Examiner is taking his place. Jeff will also be doing classes at CPCC for Building Levels in the spring. We will keep you posted when that happens.

Jeff Vernon will succeed Lon as building code administrator. Jeff has worked in code enforcement his entire career, having first served with the U.S. Army Engineers. He has been with Mecklenburg County since 2007, and has served as a controller, plans examiner for CTAC and OnSchedule, and currently serves as senior plans examiner. He has been certified by the ICC as a master code professional and a certified building official. Jeff was recently named the recipient of Mecklenburg County's Above & Beyond @ Work Award.

4. Move to 2145 Suttle Ave – Will be moving to the new building on 18 DEC 2015. The office will be closed to the public on 21 DEC 15 and maybe the following day to get the staff in place and knowing where everything is located.

LUESA including Code Enforcement, are moving to 2145 Suttle Avenue, at the intersection with Wilkinson Boulevard. This beautiful facility, which formerly housed the Charlotte School of Law, will include a state-of-the-art Customer Service Center to serve our customers better and provide extra help for customers who may be struggling with tough problems.

A ribbon-cutting and open house will be held in January. The divisions moving to the new facility include County Code Enforcement, Water & Land Resources, Air Quality, GIS, Solid Waste, and Administrative Support Services.

This move represents a new approach for LUESA in terms of enhanced focus on our customers, and we are enthusiastic about the road ahead. The new building also boasts plenty of parking on site and enhanced conference and meeting space.

5. Phase 1 inspection realignment – Restructuring the department to Residential, Commercial and Mega team. There will be no North South team after this goes into effect July 2016.

6. Shower Curtains at final inspection or is it tempered glass – Need to have tempered glass installed or shower rod.

7. Engineering headers, sealed drawings – If there is an engineer design we will accept it if it is on the plans and sealed.

8. Slab or foundation inspection without subgrade letter – Need to get subgrade letter at next inspection however we will not hold up concrete work such as slabs, it will be a turn down.

9. Code changes coming January 1st, 2016 – There are 62 pages of changes to the codes. The department will look them all over. All updates are on the DOI web site.

10. What constitutes occupancy prior to C of O – The department has a memo on what it consists of after meeting with DOI.



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BUILDING OCCUPANCY PRIOR to APPROVAL PROHIBITED

July 17, 2014

This memo is intended to explain why buildings are not allowed to be used before they are deemed safe through an extensive review and inspection process.

The State Building Code does not allow occupancy of a building unless the building has been approved by the building official for occupancy. A Certificate of Occupancy (CO) can be approved, permitting occupancy, for the entire building once the project is completed and approved by the inspection department (Section 204.8.1). A temporary Certificate of Occupancy (TCO) can be approved for a stated period, for a specific portion of a building that the inspector finds safe for occupancy, prior to the completion of the entire building (Section 204.8.3). Without a CO or TCO, no occupancy is allowed in the building.

For purposes of this memo, “occupancy” is defined as the use or intended use of a building, or part thereof, for the shelter or support of persons, animals or property. This includes, but is not limited to, entry into the building by individuals, tenants and other non-construction personnel, as well as the placement of the owner’s property (furniture, contents, products etc.), which are not attached to and part of the building construction project. Moving into the building, the owner’s loose furnishings, materials, products etc., is considered occupancy and requires prior issuance of a CO or TCO.

Items such as equipment and fixtures, that are furnished by the contractor and attached to the building, are considered part of the permitted construction project, and therefore a CO or TCO is not required. There have been a few occasions, where the Department has allowed limited amounts of unattached furnishings to be moved into the building prior to the CO or TCO. In all of these prior situations, those items were furnished (owned) by the contractor of record as part of the contracted project scope. Because these items are placed inside the building by someone other than the intended

Owner/operator, this placement is not considered by the Department as “occupancy”, and therefore no CO or TCO is required. Only after the CO or TCO is issued, can the ownership of said items placed inside the building by the contractor, be transferred to the owner/operator.

Again, the intent of this memo is to explain why buildings should not be occupied before they are deemed safe through an extensive review and inspection process. It is purely a safeguard against the premature use of a building under construction, which might place individuals in dangerous situations, who are not accustomed to the common risks present at most active construction sites, as well as the unsafe fire exposure associated with placing property inside a building prior to all fire protection systems being fully functional.

11. TCO on Residential sites – May get TCO for residential sites. Maybe a case by case situation.



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12. Mecklenburg County is starting an apprentice program for Veterans and others to become Trade Inspectors in cooperation with CPCC. This is a 1 year program and after completion the person can be a Level 1 Inspector working for the County. They are only taking 10 applications.

- Residential Building
 - Nov. 4, 8 a.m.
 - Dec. 2, 8 a.m.
 - Jan. 6, 8 a.m.
- Commercial Building
 - Nov. 4, 9 a.m.
 - Dec. 2, 9 a.m.
 - Jan. 6, 9 a.m.

**WE STRIVE TO PROVIDE EXCELLENT PLAN REVIEW AND INSPECTIONS
WITH OUTSTANDING CUSTOMER SERVICE**

Approved By Lon McSwain Date 11/12/2015